

MARLBORO TOWNSHIP PLANNING BOARD

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APRIL 16, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, A ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

**PRESENT ... MR. BARENBURG, MR. BERGH, MS. FERNANDEZ,
MR. HUSSAIN, MS. BAJAR, MR. POLLOCK, MR. HEGT,
COUNCILMAN LA ROCCA, MR. JOSEPHS**

ABSENT... MR. GUPTA, MR. JOSHI, MAYOR HORNIK

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. GOODELL

SALUTE THE FLAG

Ms. Bajar will be sitting in for Mr. Gupta and Mr. Pollock will be sitting in for Mr. Joshi.

A motion to approve/amend the minutes of March 19, 2008 was offered by Mr. Husain, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Josephs.

P.B. 971-06 ENCLAVE AT GLENBROOK – MEMORIALIZATION OF RESOLUTION GRANTING FINAL MAJOR SUBDIVISION APPROVAL

A motion in the affirmative was offered by Mr. Barenburg, seconded by Ms. Fernandez. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Councilman LaRocca.

P.B. 1005-08 BIG CITY BAGELS – MEMORIALIZATION OF RESOLUTION GRANTING A WAIVER OF SITE PLAN TO CREATE AN OUTDOOR SEATING AREA

A motion in the affirmative was offered by Councilman LaRocca, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Councilman LaRocca, Mr. Josephs.

ORDINANCE 2008-9 SIGNS & OUTDOOR ADVERTISING REGULATIONS

Richard Cramer, P.P. stated that this ordinance is consistent with the Master Plan.

A motion in the affirmative was offered by Mr. Hegt, seconded by Ms. Fernandez. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Ms. Bajar, Mr. Pollock, Mr. Husain, Mr. Hegt, Councilman LaRocca, Mr. Josephs.

P.B. 1008-08 CRINE WEST, LLC. – MINOR SUBDIVISION

Peter Klouser, Esq. represented the applicant. The site is located at Deerfield Road and Edgewood Road, in the R 40/30 zone, Block 180 Lots 83.51 and 83.52

The applicant is proposing to adjust a portion of the lot line between the subject lots and specifically convey 360 sq.ft. from Lot 83.51 to Lot 83.52. The new Lot 83.51 will be 30,000 sq.ft. with 151 feet of frontage along Deerfield Road and 216 feet along Edgewood Road. The new Lot 83.52 will be 31,842 feet with 146 feet of frontage along Edgewood Road. No improvements are proposed for these new lots.

Entered into evidence was the following exhibit:

A-1 Minor Subdivision Plan for Crine West, LLC. Dated April 16, 2008

The applicant agreed to comply with all of the requirements stated in the Engineering reports to the Planning Board.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

The applicant agreed to revise their plans as follows:

1. Indicate the outbound closure error on the plat
2. Owner's certification shall be notarized

A motion in the affirmative was offered by Ms. Fernandez, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Ms. Bajar, Mr. Pollock, Mr. Husain, Mr. Hegt, Councilman LaRocca, Mr. Josephs.

P.B. 1007-08 LUCOL CO., INC. – PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN SPPROVAL

Ms. Bajar stepped down from this application

Richard Tilton, Esq. represented the applicant. The site is located on Boundary Road, approximately 680 feet north of Vanderburg Road in the LI zone, Block 214 Lot 52

Currently the site is developed by a landscape business consisting of a 8,300 sf. building, an above ground heating oil tank, an above ground fuel dispensing tank, a recycled concrete and gravel

equipment/storage yard along the side and rear of the building. Parking is provided for 15 total vehicles at the front of the site along Boundary Road and along the southerly property line parallel to the building. Access is provided from Boundary Road via asphalt driveways along each side of the building. The building is serviced by existing well and septic disposal systems

The applicant is seeking approval to construct a 5,700 sf. addition along the rear of the existing building. Additional improvements include a reinforced concrete pad, along the rear of the proposed building addition, an extension of the asphalt drive along the south side of the proposed addition and 3 additional parallel parking spaces along the property line. They are also proposing to relocate the existing above ground fueling station.

Entered into evidence were the following exhibits:

- A-1 Colored rendering of the site plan dated April 16, 2008
- A-2 Aerial Photo showing topographical features dated April 10, 2008

Lorali Totten, P.E. Crest Engineering was sworn in. She stated that there are no proposed changes in the landscaping or stormwater requirements. The storage would be used for the storing various landscaping supplies. The above ground fuel storage tank would be protected from spills through its design and will meet all the environmental requirements. There would be a small increase in impervious coverage and the current drainage patterns will be maintained. She stated they will comply with the ADA standards for handicapped parking spaces.

Peter LaLima, applicant was sworn in. He stated that he would comply with any requirements with regard to the local water company and the use of piping at the site. This site was a former waste transfer station and there has been substantial remediation done to the site. He has an agreement with the DEP as to how the site should be managed and he will continue to comply with the requirements. He has agreed to comply with all of the requirements in the Engineering reports to the Board. He also agreed to make a contribution for his COAH obligation.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Hegt. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Pollack, Mr. Husain, Mr. Hegt, Mr. Josephs, Councilman La Rocca.

P.B. 1004-08 EFCO CORP. – PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN APPROVAL

Sal Alfieri, Esq. represented the applicant. The site is located along Vanderburg Road and is in the LI Zone, Block 214.07 Lot 57. Currently the site consists of a 53,100 sq.ft. warehouse with a 4,411 sq.ft. office, associated parking and loading areas, stormwater basin and a septic disposal system.

The applicant is seeking approval to construct a 53,100 sq. ft. addition to an existing warehouse. Additional improvements include a load area, two truck wells, expansion of the drive aisle north and south of the building, expansion of the existing detention basin and construction of an underground detention system. There are no proposed changes to the existing access drive to Vanderburg Road. There are currently 58 parking spaces on the site and the applicant has not proposed any additional parking.

Bruce Beerman, District Manager, was sworn in. He stated that they have 35 employees working from 7:00 A.M. – 3:30 P.M. and 4 employees that work the evening shift from 3:30 P.M. – 11:00 P.M. They are a supplier of formwork for concrete construction. They supply formwork for power plants, water & wastewater treatment plants, bridges, culverts, tunnels, high-rise & low-rise buildings, stadiums and arenas. The company has been in business for 75 years.

The purpose of this addition is to be able to store steel products inside instead of outside.

This application is being carried to the meeting of June 18, 2008, without further notice.

A motion to adjourn was offered by Mr. Husain, seconded by Mr. Bergh. One vote was cast.

Respectfully submitted.

Donna Pignatelli